

165.0

0002

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

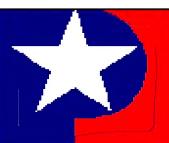
879,600 / 879,600

USE VALUE:

879,600 / 879,600

ASSESSED:

879,600 / 879,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
28-30		DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HATZILIADIS GEORGE/TRUSTEE	
Owner 2: GEORGE HATZILIADIS TRUST	
Owner 3:	

Street 1: 17 HOPKINS ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2366 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	
Flood Haz:	
D	
s	
t	
	Exempt
	water
	Sewer
	Electri
	Topo
	1
	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	8									388,499						388,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	486,000	5,100	388,500	879,600		109091
							GIS Ref
							GIS Ref
							Insp Date
							12/17/08

PREVIOUS ASSESSMENT								Parcel ID	165.0-0002-0008.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	486,000	5100	4,500.	388,500	879,600		Year end	12/23/2021
2021	104	FV	463,800	5100	4,500.	388,500	857,400		Year End Roll	12/10/2020
2020	104	FV	463,700	5100	4,500.	388,500	857,300	857,300	Year End Roll	12/18/2019
2019	104	FV	361,000	5100	4,500.	388,500	754,600	754,600	Year End Roll	1/3/2019
2018	104	FV	361,000	5100	4,500.	344,100	710,200	710,200	Year End Roll	12/20/2017
2017	104	FV	338,300	5100	4,500.	288,600	632,000	632,000	Year End Roll	1/3/2017
2016	104	FV	338,300	5100	4,500.	288,600	632,000	632,000	Year End	1/4/2016
2015	104	FV	301,100	5100	4,500.	249,800	556,000	556,000	Year End Roll	12/11/2014

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
HATZILIADIS GEO	27614-538		8/27/1997	Family		No	No	F								

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
10/29/2019	1719	Inter Fi	73,000	O					12/17/2008	Measured	372	PATRIOT				
6/10/2019	852	Porch	30,000	C					12/21/1999	Mailer Sent						
9/10/2015	1305	Redo Kit	10,000		9/10/2015			Install 6ft kitche	12/2/1999	Measured	270	PATRIOT				
									1/1/1982	CM						

Sign: / / /

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									6 OFP	10	Sum Area By Label :													
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									OFP	15	UAT = 1025													
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									(90)		SFL = 1055													
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:	WSFlue:	Rating:											FFL = 1055													
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Good	A Kits:	Rating:											BMT = 1055													
Color: YELLOW	View / Desir:	Frl:	Rating:	Lvl 2												OPP = 462													
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																					
Grade: C - Average	Year Blt: 1924	Eff Yr Blt:	Location:	1st Res Grid Desc: Line 1 # Units 2																									
Alt LUC:	Total Units:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O													
Jurisdct:	Floor:			Other													41	UAT											
Const Mod:	% Own:			Upper														SFL											
Lump Sum Adj:	Name:			Lvl 2														FFL											
INTERIOR INFORMATION				Lvl 1														BMT											
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Total: 26.4 %	Lower														3 (14)											
Partition: T - Typical	Override:			Totals	RMS: 14	BRs: 4	Baths: 2	HB													13								
Prim Floors: 3 - Hardwood				REMODELING				RES BREAKDOWN																					
Sec Floors:				Exterior:	No Unit	RMS	BRS	FL																					
Bsmnt Flr: 12 - Concrete				Interior:	2	7	2																						
Subfloor:				Additions:																									
Bsmnt Gar:				Kitchen:																									
Electric: 3 - Typical				Baths:																									
Insulation: 2 - Typical				Plumbing:																									
Int vs Ext: S				Electric:																									
Heat Fuel: 1 - Oil				Heating:																									
Heat Type: 3 - Forced H/W				General:																									
# Heat Sys: 2				Total:	2	14	4																						
% Heated: 100				CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL									
Solar HW: NO				Basic \$ / SQ: 180.00	Rate	Parcel ID	Typ	Date	Sale Price								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
% Com Wal				Size Adj: 1.14763033													BMT	Basement	1,055	62,590	66,028	UAT	100	FLA	100				
				Const Adj: 1.00989902													FFL	First Floor	1,055	208,620	220,092								
				Adj \$ / SQ: 208.618													SFL	Second Floor	1,055	208,620	220,092								
				Other Features: 107500													OPP	Open Porch	452	20,350	9,198								
				Grade Factor: 1.00													UAT	Upper Attic	256	146,030	37,421								
				NBHD Inf: 1.00000000													Net Sketched Area: 3,873 Total: 552,831												
				NBHD Mod:													Size Ad	2110	Gross Area	4642	FinArea	2366							
				LUC Factor: 1.00																									
				Adj Total: 660332																									
				Depreciation: 174328																									
				Depreciated Total: 486004																									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									IMAGE				AssessPro Patriot Properties, Inc								
SPEC FEATURES/YARD ITEMS																PARCEL ID 165.0-0002-0008.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100		5,100												
More: N				Total Yard Items:				5,100	Total Special Features:								Total:				5,100								